

BRUNTON

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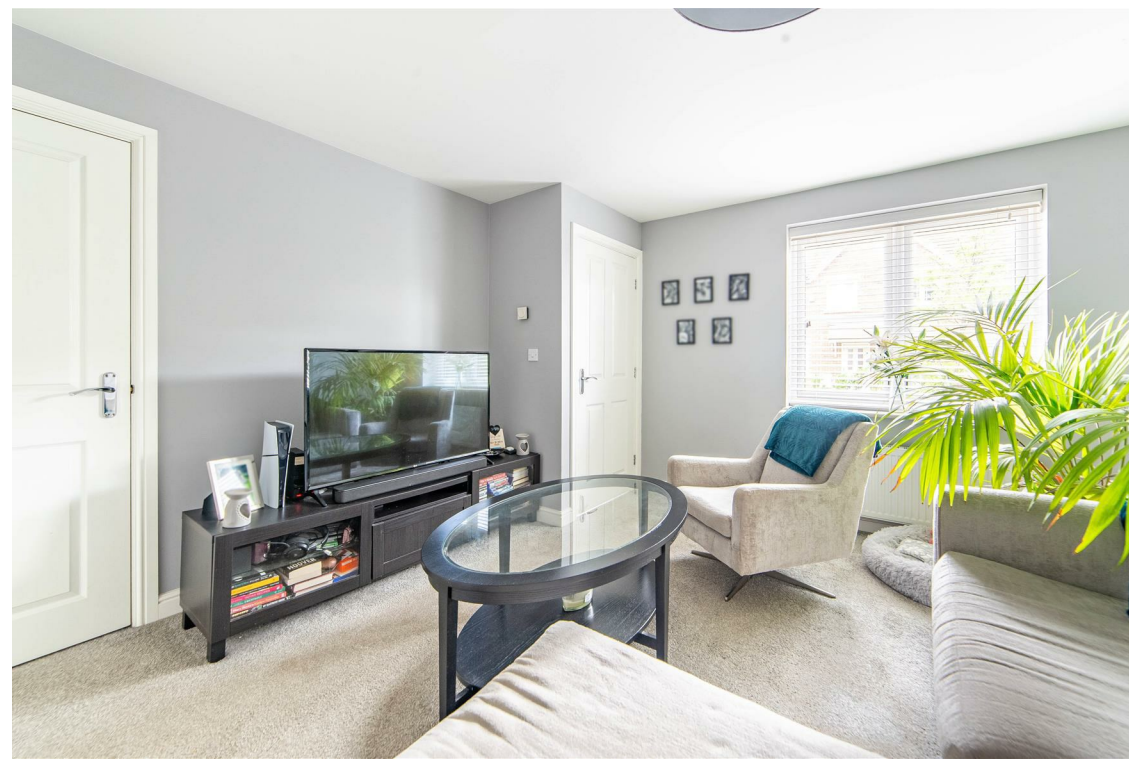
GLENRIDDING CLOSE, GATESHEAD, NE9

Offers In The Region Of £190,000

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Well-presented two-bedroom semi-detached home located in Glenridding Close, Gateshead.

The property is arranged over two storeys and includes a living room, kitchen/diner and convenient WC on the ground floor, with two bedrooms and a family bathroom positioned on the first floor. An EV charger is also included with the property. Externally, there is driveway parking to the front and an enclosed rear garden.

Located within a popular residential area of Gateshead, the property is well placed for a range of local shops, supermarkets, schools and everyday amenities. Excellent transport links are available nearby, including regular bus services and convenient road connections providing access to Gateshead, Newcastle city centre and the wider region. Nearby parks and recreational facilities further enhance the area's appeal, making this an excellent choice for first-time buyers, young professionals and those seeking a well-connected location with a strong range of local services.

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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor, providing access to a bright and well-presented living room. This comfortable reception space enjoys a large front-facing window and includes a useful understairs storage cupboard, creating a practical everyday living environment.

To the rear, the property opens into a generous kitchen and dining room featuring attractive wood effect flooring and fitted with a range of modern wall and base units, complementary work surfaces, an integrated oven, hob and extractor hood, plumbing for appliances, and inset ceiling lighting. There is ample space for dining and entertaining, while French doors open directly onto the rear garden. A convenient WC is positioned off the kitchen.

The first floor landing includes storage and loft access and gives access to the bedrooms and bathroom. The main bedroom is a generous double room with fitted wardrobes and additional storage, enhanced by dual aspect windows that allow plenty of natural light. The second bedroom is another well-proportioned and versatile room, suitable for a range of uses. Completing the accommodation is a contemporary family bathroom featuring stylish tiling, a panelled bath with a shower over, a wash basin and a WC.

Externally, the property benefits from driveway parking to the front. To the rear, there is an enclosed, low-maintenance garden comprising a patio seating area, lawn and timber storage shed, providing an attractive outdoor space for relaxing or entertaining.



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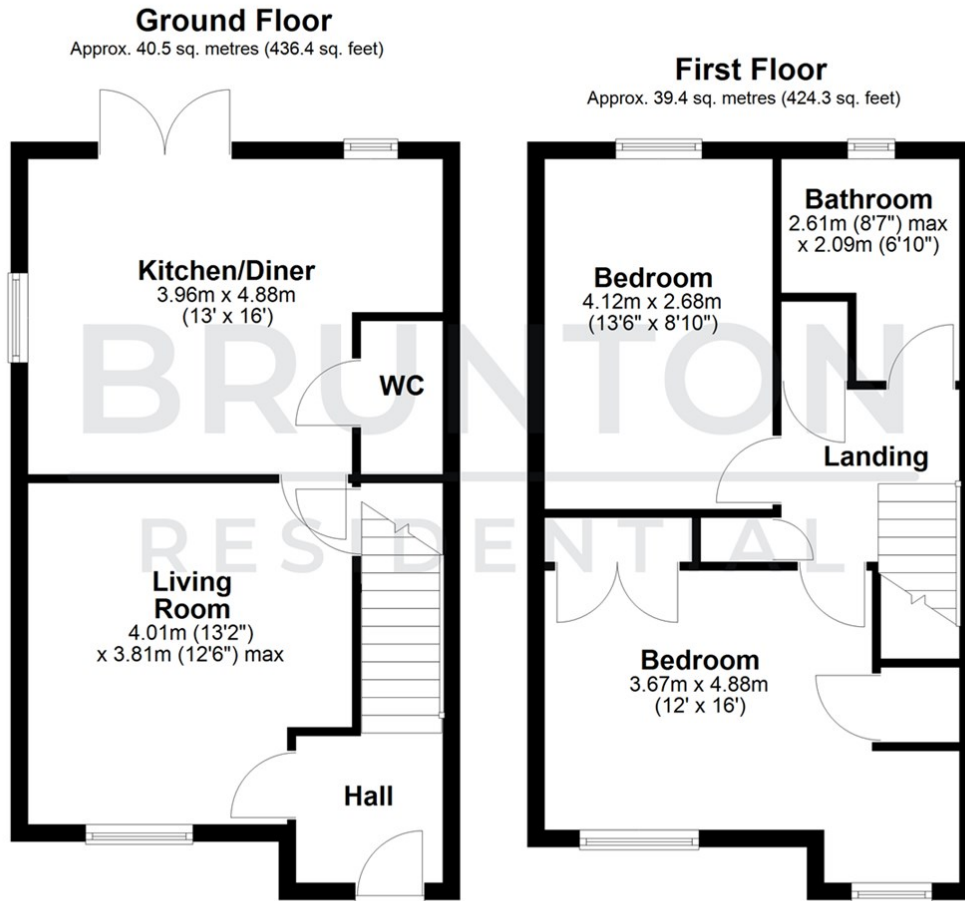
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 80.0 sq. metres (860.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	